

CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Final Map and Improvement Agreement for Lodi West, Unit No. 7, Tract No. 2964; and Direct the City Manager and City Clerk to Execute the Improvement Agreement and Map on Behalf of the City

MEETING DATE: December 6, 2000

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Lodi West, Unit No. 7, Tract No. 2964, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.

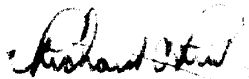
BACKGROUND INFORMATION: The subdivision is located west of Lower Sacramento Road, south of Paradise Drive and north of the Woodbridge Irrigation District (WID) canal, as shown on Exhibit A. The development consists of 42 single-family residential lots and is the final phase of the Lodi West development.

The developer of the subdivision, Lodi Building Partners II, L. P., has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

Street improvements on Lower Sacramento Road from Paradise Drive to the WID canal, including the installation of a reverse-frontage wall, curb, gutter, meandering sidewalk, landscaping and irrigation system, are included in this project. Street pavement improvements along the Lower Sacramento Road frontage are also required; however, in order to preserve the integrity of the Lower Sacramento Road structural section, the City will install the street pavement improvements on Lower Sacramento Road in conjunction with the Lower Sacramento Road Widening Project at the developer's expense. The developer has paid for this work based on a cost estimate prepared by City staff which included the construction costs plus 10 percent for engineering and administration as well as engineering plan check and inspection fees.

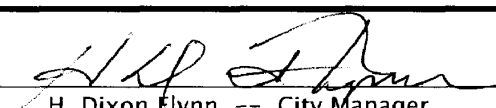
The conditions of approval for the tentative map also require that a public pedestrian access be provided from the subdivision to Lower Sacramento Road. The pedestrian walkway is to be located on Lot A, as shown on the attached Exhibit A. Walkway improvements include a meandering sidewalk, landscaping, irrigation and lighting. A portion of the walkway encroaches onto the WID right-of-way and the developer has obtained a Public Access Easement for the City from WID for this encroachment. The walkway improvements will be installed by the developer at the developer's expense. Lot A will be dedicated to the City on the final map and ownership and maintenance of the walkway improvements will be assumed by the City upon completion and acceptance of all public improvements for the subdivision.

FUNDING: Developer funds.


Richard C. Prima, Jr.
Public Works Director

Prepared by Sharon A. Welch, Senior Civil Engineer
RCP/SAW/lm
Attachment
cc: Senior Civil Engineer Fujitani
Senior Civil Engineer Welch
Lodi Building Partners II, L. P.
Baumbach & Piazza

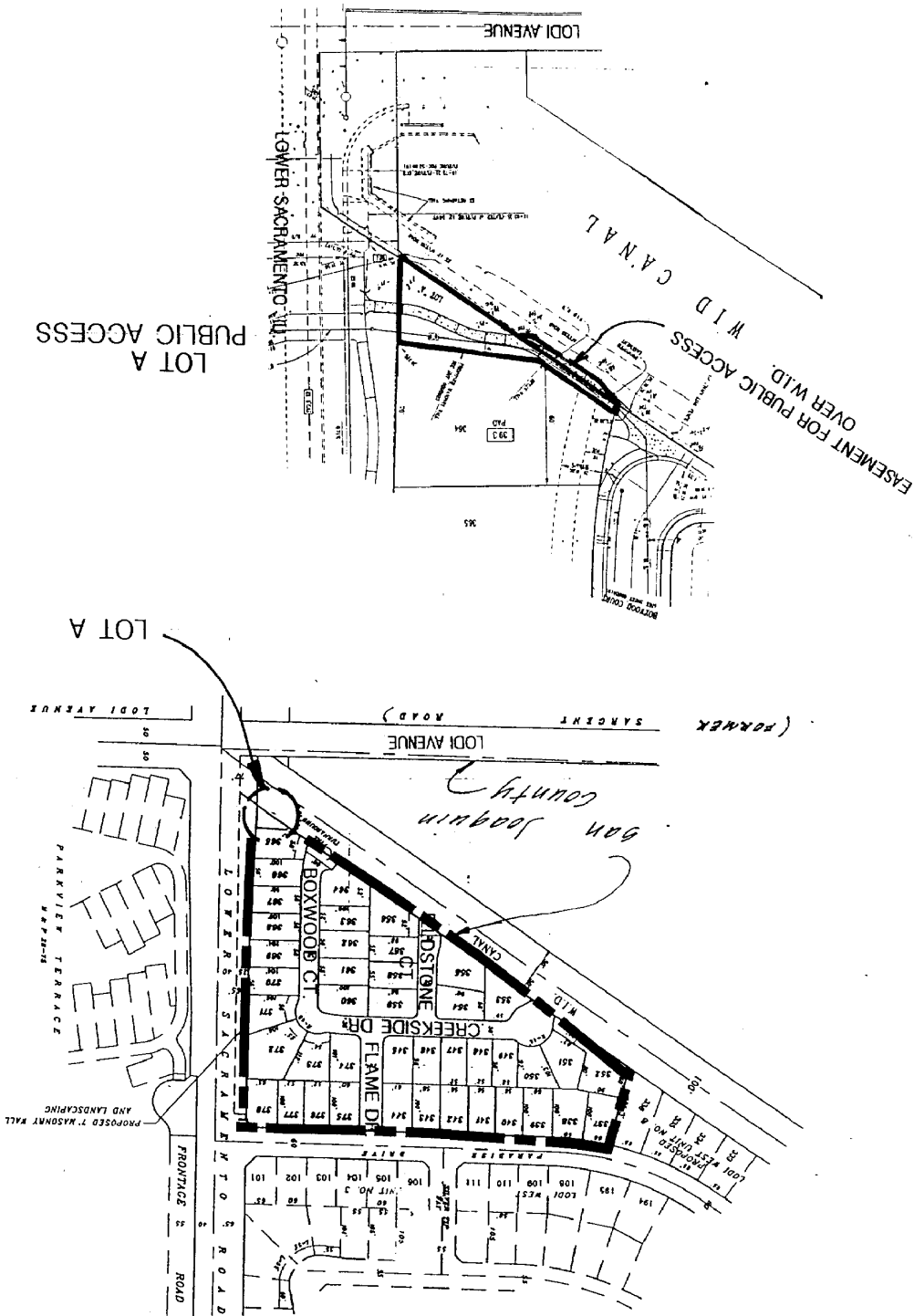
APPROVED: _____


H. Dixon Flynn -- City Manager



CITY OF LODI
PUBLIC WORKS DEPARTMENT

EXHIBIT A
LODI WEST, UNIT NO. 7



CITY COUNCIL

STEPHEN J. MANN, Mayor
ALAN S. NAKANISHI
Mayor Pro Tempore
SUSAN HITCHCOCK
KEITH LAND
PHILLIP A. PENNINO

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 30, 2000

Lodi Building Partners II, L.P.
Attn: Thomas P. Doucette
2375 West March Lane
Stockton, CA 95207

Baumbach & Piazza
323 West Elm Street
Lodi, CA 95240

SUBJECT: Approve the Final Map and Improvement Agreement for Lodi West,
Unit No. 7, Tract No. 2964; and Direct the City Manager and City Clerk to
Execute the Improvement Agreement and Map on Behalf of the City

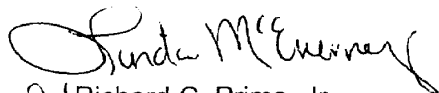
Enclosed is a copy of background information on an item on the City Council
agenda of Wednesday, December 6, 2000. The meeting will be held at 7 p.m.
in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a
Council Member requests discussion. The public is given an opportunity to address
items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council,
City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the
mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's
card (available at the Carnegie Forum immediately prior to the start of the meeting) and
give it to the City Clerk. If you have any questions about communicating with the
Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Sharon Welch at 333-6800,
ext. 2659.


Richard C. Prima, Jr.
Public Works Director

RCP/lm
Enclosure
cc: City Clerk

NCFM&IA